

### INTRODUCTION

To assist Council in assessing your development application, in accordance with relevant legislative requirements, it is necessary for you to answer the following questions and provide justification of your responses. These questions relate to common matters that need to be addressed in order to mitigate potential impacts resulting from your development.

Please note: Incomplete or insufficient information may lead to your application be delayed or rejected.

### PERMISSIBILITY

- |                                                                              |                                         |                             |
|------------------------------------------------------------------------------|-----------------------------------------|-----------------------------|
| • Is your proposal permissible in the zone?                                  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Is your proposal consistent with the zone objectives?                      | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Is your proposal in accordance with the relevant development control plan? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

If you answered "No" to any of the above, you should make an appointment to discuss your proposal with a member of the Health & Planning Division before lodging a development application.

Please justify your answers below:

The object is to retain the existing 1 bedroom unit for elderly parents for this DA2018/125 with CC2018/12 Occupation Certificate 19/026 dated 15th November 2019

### DESCRIPTION OF DEVELOPMENT

This needs to include where applicable a description of matters such as proposed buildings, proposed building materials, nominated colour scheme, nature of use, staging of the development details of any demolition and other works etc.

We will retain the unit on the site if approved to remain, it will have extra insulation and cladded the colours to match new existing buildings. All other areas will be repainted. The area around the unit has lawns and gardens with concrete paths and edging. Clear access for vehicles with carport.

## DESCRIPTION OF SITE

1. Describe the site including any physical features of the site such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site.

The site is 10,008 sq meters rectangular in shape, flat housing site then sloping towards the Darling River.

The site is used for housing.

2. What is the present use and previous uses of the site?

The present is used for housing, previously farming.

3. Is the development site subject to any of the following natural hazards: (e.g. bushfire prone, salinity, flooding or stormwater inundation etc.)

The site is bushfire free. Unit and existing new building are built to legislation, 650mm above the 1956 flood level. Stormwater is retained in tanks and reused (no town water).

4. What other constraints exist on the site? (e.g. vegetation, easements, sloping land, drainage lines contamination, etc.)

There are no other constraints on this land, as it is clear and flat where development has taken place.

5. What types of land use and development exist on surrounding land?

The land has been subdivided for lifestyle acreage living with mostly large sheds and homes. Also surrounding farming.



### CONTEXT AND SETTING

- Will the development be:
  - Visually prominent in the surrounding area? ☐ Yes ☒ No
  - Inconsistent with the existing streetscape? ☐ Yes ☒ No
  - Out of character with the surrounding area? ☐ Yes ☒ No
  - Inconsistent with surrounding land uses? ☐ Yes ☒ No

Please justify your answers below:

This is a small one bedroom unit we would like to retain for elderly parents (dimensions as per plan supplied) Certificate of Occupancy and DA also in place.

### PRIVACY, VIEWS AND OVERSHADOWING

- Will the development result in any privacy issues between adjoining properties as a result of the placement of windows, decks, pergolas, private open space, etc.? ☐ Yes ☒ No
- Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access? ☐ Yes ☒ No
- Will the development result in any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement areas, air conditioners and pumps, bedroom and living room windows, etc.? ☐ Yes ☒ No
- Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks roads and footpaths? ☐ Yes ☒ No

Please justify your answers below:

The building has been in place for six years and caused no issues. Has DA & Occupancy Certificate. (Copy supplied)

### ACCESS, TRAFFIC AND UTILITIES

- Is legal and practical access available to the development? ☒ Yes ☐ No
- Will the development increase local traffic movements / volumes?  
If yes, by how much? ☐ Yes ☒ No
- Are additional access points to a road network required? ☐ Yes ☒ No
- Has vehicle manoeuvring and onsite parking been addressed in the design? ☒ Yes ☐ No
- Are power, water, sewer and telecommunication services readily available to the site? ☒ Yes ☐ No

Please justify your answers below:

All driveways have been upgraded since original DA2018/125 was passed. Concrete edging, road base for access were added in 2024. Power, water & sewer have been connected for 6 years. No telecommunication services in area.

## ENVIRONMENTAL IMPACTS

- Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)? ☐ Yes ☒ No
- Does the development have the potential to result in any form of water pollution (eg. sediment run-off)? ☐ Yes ☒ No
- Will the development have any noise impacts above background noise levels (eg. swimming pool pumps)? ☐ Yes ☒ No
- Does the development involve any significant excavation or filling? ☐ Yes ☒ No
- Could the development cause erosion or sediment run-off (including during the construction period)? ☐ Yes ☒ No
- Is there any likelihood in the development resulting in soil contamination? ☐ Yes ☒ No
- Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)? ☒ Yes ☐ No
- Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? ☐ Yes ☒ No
- Is the development likely to disturb any aboriginal artefacts or relics? ☐ Yes ☒ No

Please justify your answers below:

There has been no changes in use of land for the last 6 years. Except for new dwelling on DA2024/033

## FLORA AND FAUNA IMPACTS

- Will the development result in the removal of any native vegetation from the site? ☐ Yes ☒ No
- Is the development likely to have any impact on threatened species or native habitat? ☐ Yes ☒ No

For further information on threatened species, visit [www.threatenedspecies.environment.nsw.gov.au](http://www.threatenedspecies.environment.nsw.gov.au)

Please justify your answers below:

Development is already in place, and there are no issues with native vegetation of threat to native or threatened species.



### WASTE AND STORMWATER DISPOSAL

- How will effluent be disposed of?  
☐ To Sewer                      ☐ Onsite
- How will stormwater (from roof and hard standing) be disposed of:  
☐ Council Drainage System    ☐ Other (please provide details)
- Will liquid trade waste be discharged to Council's sewer?                      ☐ Yes                      ☒ No
- Will the development result in any hazardous waste or other waste disposal issue?                      ☐ Yes                      ☒ No
- Does the development propose to have rainwater tanks?                      ☒ Yes                      ☐ No
- Have all potential overland stormwater risks been considered in the design of the development?                      ☒ Yes                      ☐ No

Please justify your answers below:

Effluent goes to rising main maintained by council.  
Being extremely low rainfall and flat country there is no run off. Storm rain from roofs wil run into rain water tanks and reused. (no town water)

### SOCIAL AND ECONOMIC IMPACTS

- Will the proposal have any economic or social consequences in the area?                      ☐ Yes                      ☒ No
- Has the development addressed any safety, security or crime prevention issues?                      ☒ Yes                      ☐ No

Please justify your answers below:

The area is out of town limits, so far no crime. Everything is lockable.

### CONCLUSION

Cumulative effects of all factors.

Small one bedroom unit has been in place for 6 years with Certificat of Occupancy and DA2018/125 would like to retain for elderly parents because of lack of housing and money to keep them from nursing home as long as possible.

Existing home on DA2023/033 has only 2 bedrooms, so long term would be 3 bedrooms. The unit has no laundry facilities, but would give them independacy and privacy with close help.



5.1

NATIONWIDE

HOUSE

140.9

Assessor

KYLIE BROWN

Accreditation No.

HERA10148

Address

163 POONCARRIE ROAD

WENTWORTH

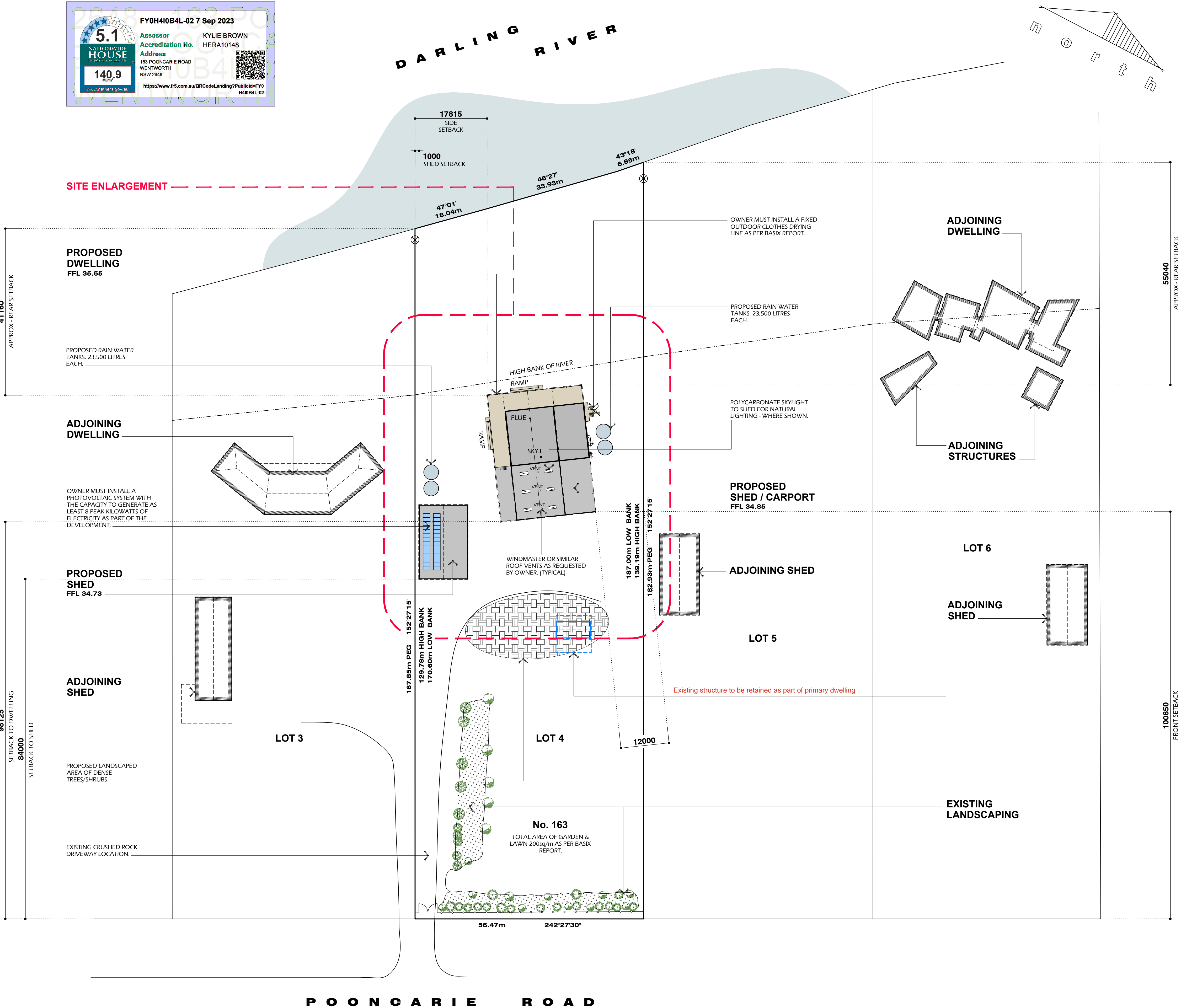
NSW 2648

https://www.frs.com.au/QRCodeLanding?PublicId=FY0H4I0B4L-02

FY0H4I0B4L-02 7 Sep 2023

QR CODE

HERA10148



**FIXTURES**

THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 4 STARS (p6.0 BUT <= 7.5 L/min. PLUS SPRAY FORCE & OR COVERAGE TESTS) IN ALL SHOWERS WITHIN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 4 STAR IN EACH TOILET WITHIN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM RATING OF 4 STAR IN THE KITCHEN IN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL BASIN TAPS WITH A MINIMUM OF 4 STARS IN EACH BATHROOM IN THE DEVELOPMENT.

**HOT WATER**

THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT, OR A SYSTEM WITH A HIGHER ENERGY RATING: GAS INSTANTANEOUS.

**NATURAL LIGHTING**

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT OF THE DWELLING FOR NATURAL LIGHTING.

**SIMULATION METHOD**

THE APPLICANT MUST SHOW ON THE PLANS ACCOMPANYING THE DEVELOPMENT APPLICATION FOR THE PROPOSED DEVELOPMENT, ALL MATTERS WHICH THE ASSESSOR CERTIFICATE REQUIRES TO BE SHOWN ON THOSE PLANS. THOSE PLANS MUST BEAR A STAMP OF ENDORSEMENT FROM THE ACCREDITED ASSESSOR TO CERTIFY THAT THIS IS THE CASE. THE APPLICANT MUST SHOW ON THE PLANS ACCOMPANYING THE APPLICATION FOR A CONSTRUCTION CERTIFICATE (OR COMPLYING DEVELOPMENT CERTIFICATE, IF APPLICABLE), ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE ASSESSOR CERTIFICATE, AND ALL ASPECTS OF THE PROPOSED DEVELOPMENT WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS.

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACC. WITH ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE ASSESSOR CERTIFICATE, AND IN ACC. WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION OR APPLICATION FOR A COMPLYING DEVELOPMENT CERTIFICATE WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS.

THE APPLICANT MUST CONSTRUCT THE FLOORS AND WALLS OF THE DWELLING IN ACC. WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW.

FLOOR - SUSPENDED FLOOR/ENCLOSED SUBFLOOR - ALL OR PART OF FLOOR AREA SQ/M

**VENTILATION**

THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEMS IN THE DEVELOPMENT:

- AT LEAST 1 BATHROOM, INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF: OPERATION CONTROL: MANUAL SWITCH ON/OFF
- KITCHEN, INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF: OPERATION CONTROL: MANUAL SWITCH ON/OFF
- LAUNDRY: NATURAL VENTILATION ONLY OR NO LAUNDRY: OPERATION CONTROL: N/A

**COOLING SYSTEM**

THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 LIVING AREA, 3-PHASE AIR CONDITIONING; ENERGY RATING: EER > 3.5 - 4.0

THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 BEDROOM, CEILING FANS + 3-PHASE AIR CONDITIONING; ENERGY RATING: EER > 3.5 - 4.0

THE COOLING SYSTEM MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING AREAS & BEDROOMS.

**HEATING SYSTEM**

THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 LIVING AREA, 3-PHASE AIR CONDITIONING ENERGY RATING: EER > 3.5 - 4.0

THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 BEDROOM, 3-PHASE AIR CONDITIONING ENERGY RATING: EER > 3.5 - 4.0

THE COOLING SYSTEM MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING AREAS & BEDROOMS.

**ALTERNATE ENERGY**

THE APPLICANT MUST INSTALL A PHOTOVOLTAIC SYSTEM WITH THE CAPACITY TO GENERATE AT LEAST 8.0 PEAK KILOWATTS OF ELECTRICITY AS PART OF THE DEVELOPMENT. THE APPLICANT MUST CONNECT THIS SYSTEM TO THE DEVELOPMENT'S ELECTRICAL SYSTEM.

**OTHER**

THE APPLICANT MUST INSTALL A GAS COOKTOP & ELECTRIC OVEN IN THE KITCHEN OF THE DWELLING.

THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT.

**ARTIFICIAL LIGHTING**

THE APPLICANT MUST ENSURE THAT THE 'PRIMARY TYPE OF ARTIFICIAL LIGHTING' IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) LIGHTING IN EACH OF THE FOLLOWING ROOMS, AND WHERE THE WORD 'DEDICATED' APPEARS, THE FITTING FOR THOSE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR LIGHT EMITTING DIODE (LED) LAMPS:

- AT LEAST 2 OF THE BEDROOMS/STUDY DEDICATED
- AT LEAST 1 OF THE LIVING/DINING ROOMS DEDICATED
- THE KITCHEN DEDICATED
- ALL BATHROOMS/TOILETS DEDICATED
- THE LAUNDRY DEDICATED
- ALL HALLWAYS DEDICATED

**ALTERNATIVE WATER**

THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 94,000 LITRES ON THE SITE. THIS RAINWATER TANK MUST MEET, AND BE INSTALLED IN ACCORDANCE WITH, THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES.

THE APPLICANT MUST CONFIGURE THE RAINWATER TANK TO COLLECT RAIN RUNOFF FROM AT LEAST 380 SQUARE METRES OF THE ROOF AREA OF THE DEVELOPMENT (EXCLUDING THE AREA OF THE ROOF WHICH DRAINS TO ANY STORMWATER TANK OR PRIVATE DAM).

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO:-

ALL TOILETS IN THE DEVELOPMENT

THE COLD WATER TAP THAT SUPPLIED THE CLOTHES WASHER IN THE DEVELOPMENT

AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT.

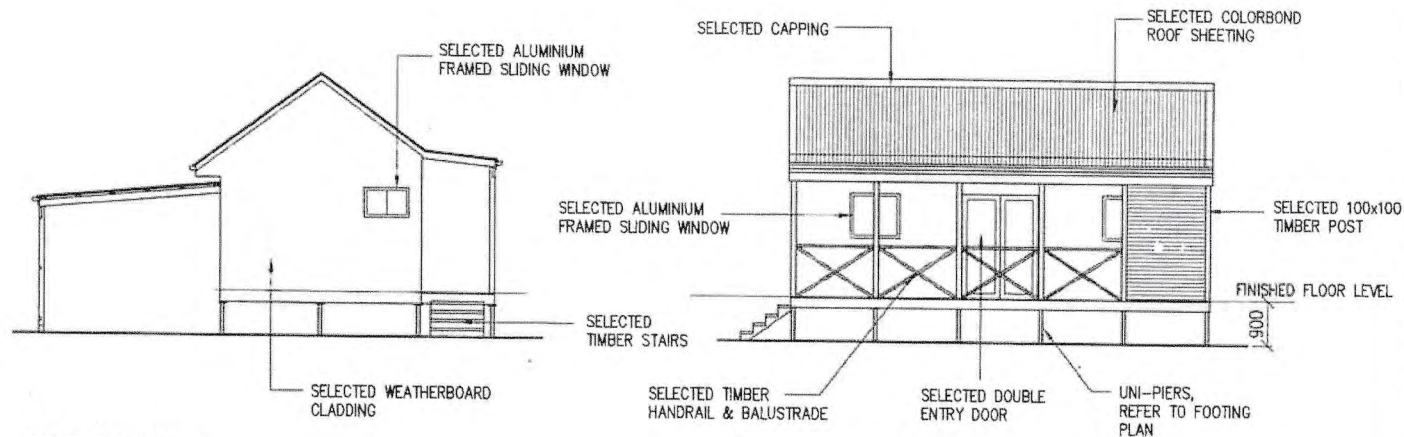
ALL HOT WATER SYSTEMS IN THE DEVELOPMENT.

ALL INDOOR COLD WATER TAPS (NOT INCLUDING TAPS THAT SUPPLY CLOTHES WASHERS) IN THE DEVELOPMENT.

**SITE PLAN**

SCALE 1:500



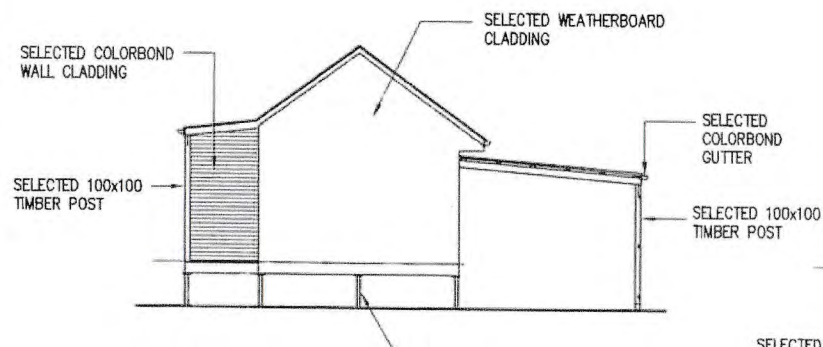


**ELEVATION 1.**

SCALE 1:100 @ A3

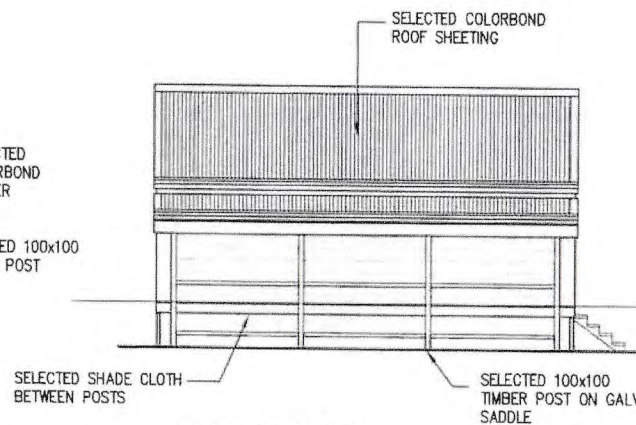
**ELEVATION 2**

SCALE 1:100 @ A3



**ELEVATION 3**

SCALE 1:100 @ A3



**ELEVATION 4**

SCALE 1:100 @ A3

**REVISION**

ISSUE	DATE	DESCRIPTION
A	01/08/18	ORIGINAL ISSUE

**PROJECT**  
PROPOSED RESIDENCE, LOT 4 PART 107  
POONCARIE ROAD, WENTWORTH, NSW, 2648,  
AUSTRALIA

**FOR**  
JULIEANNE & SHAUN HIGGINS

**STRUCTURAL ENGINEERING DETAILS**

**DO NOT SCALE DRAWING**

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0414355185

DESIGNED	DATE	
M.M	01.08.18	
DRAWN	SCALE	SHEET NO.
PC	AS SHOWN	3 OF 4